



NES3578 Stata Council Meeting Minutes

Wednesday March 20, 2024 via Zoom

In attendance Council Members:

Jim Toller
David Aitken
Chris Hanstock
Thomas Claypool
Frances Long

Guests:

Kerstin Renner

The meeting was called to order at 7:03pm.

1. Adoption of Agenda

THAT the agenda be adopted as presented with the addition of 1 late item dealing with fire preparedness.

Hanstock/Aitken CARRIED

2. Adoption of Minutes

THAT the minutes of the meeting held February 22, 2024 be adopted.

Claypool/Hanstock CARRIED

3. Finance Update

Chris provided an update which included:

- expenses incurred since the last meeting: zoom licence, website, FOI fees, snow removal;
- Account Balances: \$6,120 operating; \$6,176 contingency
- 33% of the annual budget has been expended.

4. Lexington Avenue Maintenance

Jim provided an update which included:

- we are on the list with Yellowhead Road and Bridge (YRB) to grade Lexington, anticipated to be complete in late April/early May;
- contrary to previous information, YRB indicated that they may be providing dust control to provide roads, they will confirm at a later date whether this is possible for 2024;
- a decision about whether or not weed control is warranted will be assessed once road grading and dust control are completed.

5. Freedom of Information (FOI) Request Updates

FOI documents from the Ministry of Transportation and Infrastructure (MOTI) have been



NES3578 Stata Council Meeting Minutes

received. The 37 page document contained information regarding the approvals for the original 19 lot waterfront subdivision. The documents showed that approving authorities at the Ministry of Water Land and Resource Stewardship, Water Utilities Regulation Section at the time the subdivision was approved are many of the same people that are still employed at the Ministry. It was further noted that the drawings show the lake intake system is in place and that the approvals for the water system were based on 19 lots.

Jim has received the FOI fee estimate from the Water Utilities Regulation Section for the full CPCN documentation (\$282). Jim spoke with Procter Point (waterfront) Strata president regarding the FOI information received and will also share the total costs expended to date on the FOI process. If the Procter Point strata agrees to pay the proportionate share of the FOI fees, the FOI documents will be shared and a joint strata meeting will be organized to discuss next steps.

Jim provided information on his email conversations with the Interior Health Authority (IHA) regarding the PWU conditions on permit that they issued in 2023. Limited feedback was provided on their enforcement of conditions identified in their letter where the dates have passed. The response focused on customers speaking with PWU on these matters and that the PWU Annual Report (required by June 30th) should answer most of our questions. It was recommended that further follow-up with IHA happen after June 30th if the annual report has not been received. It should be noted that it has always been a requirement that the utility provide an annual report to its customers, this report has not been provided since the utility was established.

Potential next steps: joint Procter Point/Procter Uplands strata meeting; legal advice, contact local politicians (regional, provincial).

6. Late Items:

2024 Fire Prevention:

Jim recommended that a letter be sent to all property owners regarding lot maintenance relevant to fire prevention given the low snow pack this winter season and the ongoing/increasing threat of wildfires. Jim will draft a letter, Frances to research local resources that may be able to provide assessments and recommendations to firesmart lots. Jim will include information from a previous firesmart assessment of the strata lots. The letter will be sent in early April.

7. Next Council Meeting: April 24, 2024

The meeting adjourned at 8:34pm.



The Uplands at
Procter Point

NES3578 Stata Council Meeting Minutes